44 Old Gorse Way
Mawsley Village
KETTERING
NN14 1GJ

£310,000

- NO ONWARD CHAIN
- REFITTED KITCHEN/DINER
- THREE DOUBLE BEDROOMS
- QUIET VILLAGE LOCATION
- GARAGE WITH OFF ROAD PARKING
- THREE STOREY TOWN HOUSE
- SEPARATE RECEPTION ROOMS
- REFITTED BATHROOMS
- FRONT SIDE AND REAR GARDENS
- ENERGY EFFICIENCY RATING: C

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Situated on an impressive corner plot this three bedroom three storey bay fronted town house with NO ONWARD CHAIN offers space and flexibility within the modern, picturesque village of Mawsley. Providing deceptively spacious accommodation over three floors and overlooking green space to the front, this versatile home provides family friendly living in a tranquil setting and comprises in brief; entrance porch, entrance hall, dining room with bay, kitchen/diner, utility and downstairs cloakroom. To the first floor there is a master bedroom with refitted en-suite facilities, along with a spacious bay fronted lounge overlooking green space. To the second floor expect to find two further double bedrooms along with a refitted family bathroom. Externally the property benefits from front along with larger than average rear and side gardens, a garage and off road parking for two vehicles.

Ground Floor

Entrance Hall
Enter via hardwood door with obscure inset windows, stairs to first floor landing, under-stairs storage cupboard, tiled flooring.

Dining Room
12'2" into bay x 9'0" (3.73 into bay x 2.75)
Double glazed bay window to front aspect, archway into kitchen/diner, tiled flooring.

Kitchen/Diner
16'7" x 9'1" (5.06 x 2.77)
Completely refitted by Better kitchens. Double glazed French doors with wing windows into rear garden, Shaker style modern wall and base mounted units and drawers with soft touch closure, walk-in larder with shelving, integrated Neff double oven and grill, Neff five ring gas hob with extractor hood over, integrated dish-washer, Belfast double sunken sink with mixer tap over, solid Oak wooden work surfaces, tiled splash backs, space plumbing for American fridge/freezer, tiled flooring.

Utility Room
5'6" x 5'6" (1.69 x 1.69)
Double glazed window to rear aspect, wall and base mounted units, rolled top work surfaces, tiled splash backs, space/plumbing for washing machine, space for tumble dryer, tiled flooring.

Downstairs Cloakroom
Wash hand basin, low level W/C, tiled splash backs, tiled flooring.

First Floor

First Floor Landing
Stairs to second floor landing, airing cupboard.

Lounge
15'1" x 12'2" into bay (4.62 x 3.73 into bay)
Double glazed bay window to front aspect, double glazed window to front aspect, fire place with marble hearth, plinth and composite surround.

Bedroom One
13'3" excludes wardrobes x 8'8" (4.04 excludes wardrobes x 2.66)
Two double glazed windows to rear aspect, two built-in double wooden wardrobes.

En-Suite To Bedroom One
6'9" x 6'3" (2.06 x 1.92)
Shower tiled floor to ceiling, integrated sink with storage under and low level W/C, half tiled splash backs, chrome wall mounted heated towel rail.

Second Floor
Loft hatch entrance.

Bedroom Two
15'1" x 10'7" (4.62 x 3.25)
Two double glazed windows to front aspect, double built in wooden wardrobe.

Bedroom Three
15'3" x 8'11" (4.66 x 2.72)
Two double glazed Velux windows to rear aspect, three double built in wooden wardrobes.

Family Bathroom
6'11" x 6'2" (2.12 x 1.88)
Refitted. White suite comprising of panel bath with shower over, integrated sink with storage under and low level W/C, tiled splash backs, chrome wall mounted heated towel rail.

Externally

Front Garden
Overlooking the green space to front, path to storm porch, outside light.

Rear/Side Garden
Larger than average rear and side garden, laid to lawn, two patio areas, established plants, shrubs and trees, summer house, decorative stones, greenhouse, vegetable garden with raised borders, wooden side gate leading to front, outside tap, outside lighting, fully surrounded by wooden panel fencing.

Garage
Up and over door, off road parking for two vehicles.

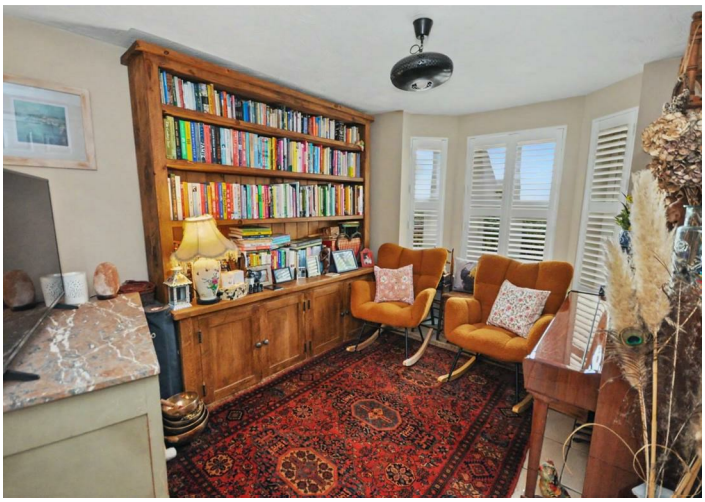
Agents Notes
Local Authority: North Northamptonshire Council
Council Tax Band D

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers.
A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.

Local Area Information For Mawsley Village
Mawsley is a modern village and civil parish in North Northamptonshire, situated south-west of Kettering and close to the A43. Although it is a relatively new settlement, planned from the 1990s and developed from 2001 onwards, it was designed to create the character and feel of a traditional Northamptonshire village. The village has winding streets, attractive green spaces and good pedestrian routes, with a significant amount of open space including a recreation ground and natural and semi-natural areas. Its location provides a quiet rural setting while remaining within convenient reach of Kettering and the surrounding area.

A key feature of Mawsley is the range of facilities available within the village itself. These include

a local shopping centre, Mawsley Village Surgery, Mawsley Dental Clinic and Mawsley Community Primary School, alongside The Centre at Mawsley, which provides meeting rooms, a main hall, lounge and bar and supports a wide range of community activities and events. The village also has numerous clubs, groups and activities, helping to create a strong community atmosphere. Its combination of modern housing, green spaces, local amenities and community facilities makes Mawsley distinctive among newer settlements in the area.



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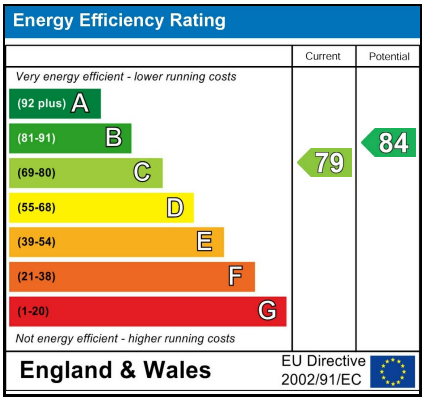

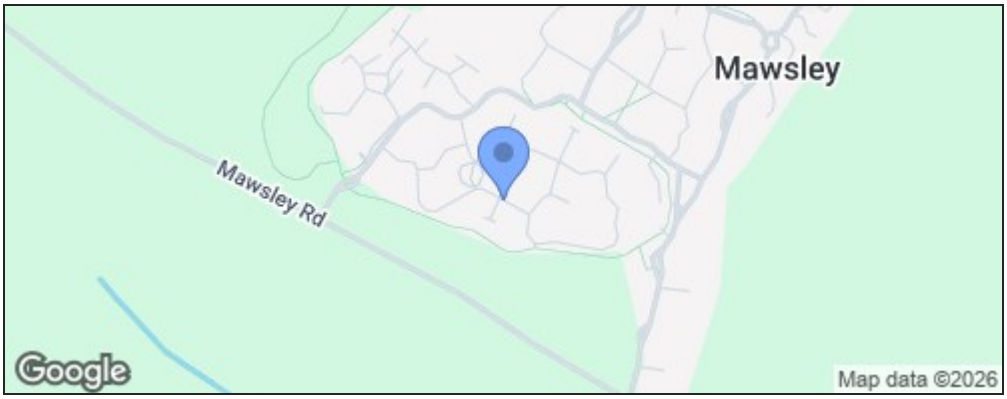

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